

## WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of June, 1998, by and between Ben W. Smith and wife, Gail Smith, of the first part, and Stanley H. Trezevant, III, of the second part;

WITNESSETH: That for the consideration hereinafter expressed, the said party of the first part has bargained and sold, and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of Desoto, State of Mississippi, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A", WHICH EXHIBIT IS HEREBY INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET OUT HEREIN VERBATIM.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

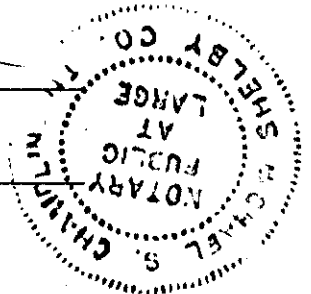
By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in Desoto County, Mississippi; subdivision restrictions, building lines and easements of record in Plat Book 30 Page 40, Plat Book 31 Page 7, Plat Book 32 Page 36, Plat Book 40 Page 43, and Plat Book 55 Page 48; the terms and conditions of perpetual easement agreement in Deed Book 289 Page 265 (as to Tract II); easement agreement of record in Deed Book 260 Page 9; all of the above as recorded in the Office of the Chancery Court Clerk of DeSoto County, Mississippi; and rights of way and easements for public roads, flowage and utilities, and any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under the subject property. Taxes for the year 1998 shall be estimated and prorated at closing and paid by the party of the second part when due.

Possession is given upon delivery of this deed.

WITNESS the execution of the undersigned this instrument this the 9th day of June, 1998.

Ben W. Smith  
Ben W. Smith

Gail Smith  
Gail Smith



STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named Ben W. Smith and Gail Smith, who acknowledged on oath that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.

Given under my hand and seal this 9th day of June, 1997.

[Signature]  
Notary Public

My Commission Expires: 4/13/99

Grantor's Mailing Address:

928 GOODMAN ROAD #6  
SOUTHAVEN, MS  
38671

STATE MS. - DESOTO CO.  
JUN 30 3 50 PM '98

BK 335 PG 626  
W.E. DAVIS CH. CLK.

(Continued)

Phone Numbers: 601-349-3348  
(SAME AS)

Grantee's Mailing Address:

Stanley H. Trezevant, III  
7092 Poplar Avenue  
Germantown, TN 38138

Phone Number: (901) 753,5900  
(SAME AS)

This instrument prepared by and return to:

Michael S. Champlin, Attorney  
Lawyers Title Insurance Corporation  
T. G. 389471  
6363 Poplar Avenue, Suite 108  
Memphis, Tennessee 38119

(901) 685-3741

## EXHIBIT "A"

## TRACT I

STARTING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 WEST. THENCE SOUTH 88°18'08" WEST ALONG THE SOUTH LINE OF SECTION 27 A DISTANCE OF 564.16 FEET TO A POINT; THENCE NORTH 01°28'30" WEST A DISTANCE OF 79.41 FEET TO AN IRON PIN IN THE NORTH RIGHT OF WAY OF GOODMAN ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'30" WEST, ALONG THE WEST LINE OF LOT 9 DANCY-HORN LAKE COMMERCIAL SUBDIVISION, A DISTANCE OF 575.59(568.30-C) FEET TO AN IRON PIN; THENCE NORTH 88°18'08" EAST A DISTANCE OF 324.16 FEET TO AN IRON PIN; THENCE SOUTH 01°28'30" EAST A DISTANCE OF 442.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 9; THENCE SOUTH 88°18'08" WEST A DISTANCE OF 289.10 FEET(289.16 C) TO A PK MASONRY NAIL; THENCE SOUTH 01°28'44" EAST A DISTANCE OF 137.80 FEET (129.71 C) TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF GOODMAN ROAD; THENCE NORTH 60°19'37" WEST, ALONG SAID RIGHT OF WAY A DISTANCE OF 8.64 FEET TO A CONCRETE ROW MARKER; THENCE SOUTH 87°51'29" WEST A DISTANCE OF 27.68 FEET TO THE POINT OF BEGINNING CONTAINING 3.34 ACRES MORE OR LESS. SUBJECT TO RIGHTS OF WAYS OF PUBLIC ROADS AND UTILITIES, ZONING AND SUBDIVISION REGULATIONS IN EFFECT AND EASEMENTS OF RECORD. THIS DESCRIPTION ENCOMPASSES LOT 9 DANCY-HORN LAKE COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 55 PAGE 48 AND A 1.488 ACRE TRACT AS RECORDED IN DEED BOOK 274 PAGE 614.

## TRACT II

A 22 foot wide nonexclusive ingress/egress easement parallel and adjacent to the west line of Lot 8 Dancy-Horn Lake Commercial Subdivision, as described as follows:

*PLAT BOOK 55, PAGE 48*

BEGINNING AT A CONCRETE RIGHT OF WAY MARKER AT MDOT STATION 336+70 ON THE NORTH RIGHT OF WAY OF STATE HIGHWAY 302; THENCE ALONG SAID RIGHT OF WAY NORTH 60°19'37" WEST A DISTANCE OF 12.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 60°19'37" WEST A DISTANCE OF 25.79 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 8; THENCE NORTH 01°28'30" WEST ALONG THE WEST LINE OF LOT 8 A DISTANCE OF 137.80 FEET TO A PK NAIL AT THE NORTHWEST CORNER OF LOT 8; THENCE NORTH 88°18'08" EAST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 22.00 FEET TO A POINT; THENCE SOUTH 01°28'30" EAST, A DISTANCE OF 150.92 FEET TO THE POINT OF BEGINNING.

*LOCATED IN SECTION 27, TOWNSHIP 1 SOUTH,  
RANGE 8 WEST.*